



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 CALDWELL Crescent, Fort McMurray T9K 1G4**

MLS®#: **A2173370**

Area: **Thickwood**

Listing Date: **10/16/24**

List Price: **\$464,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1979**  
Lot Information  
Lot Sz Ar: **6,770 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,391**  
Low Sqft:  
Ttl Sqft: **2,391**

DOM

**1**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped**  
Park Feat: **Heated Garage,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

| Room                | Level           | Dimensions           |
|---------------------|-----------------|----------------------|
| <b>4pc Bathroom</b> | <b>Main</b>     |                      |
| <b>Bedroom</b>      | <b>Main</b>     | <b>10`4" x 12`1"</b> |
| <b>Kitchen</b>      | <b>Main</b>     | <b>11`4" x 8`5"</b>  |
| <b>Game Room</b>    | <b>Basement</b> | <b>21`9" x 16`9"</b> |
| <b>3pc Bathroom</b> | <b>Basement</b> |                      |

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>10`9" x 21`8"</b> |
| <b>Living Room</b>       | <b>Main</b>     | <b>13`6" x 15`2"</b> |
| <b>Dining Room</b>       | <b>Main</b>     | <b>11`9" x 9`8"</b>  |
| <b>Bedroom</b>           | <b>Basement</b> | <b>10`9" x 11`8"</b> |
| <b>2pc Bathroom</b>      | <b>Main</b>     |                      |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7921223**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 141 Caldwell Crescent - a fully developed bi-level with a Detached Garage and RV Parking capabilities!!! Located in a quiet, family friendly cut-de-sac, you are minutes away from the Birchwood Trails! This home is MOVE IN ready with renovations throughout, including an updated kitchen, flooring, bathrooms, exterior siding, and much more! The main floor offers a roomy living room, designated dining room, 2 sizeable bedrooms and a full bathroom. The kitchen is light and bright with ample cabinetry and counter space, coffee nook, room for a kitchen island and access to the deck and fully landscaped backyard oasis! The Basement provides you with all the additional recreational space you need including a additional bedrooms and another beautifully renovated bathroom. Lots of room for cars and toys in the elongated driveway which is suitable for RV parking. You can also park in the detached, heated garage. Call to book your showing today!!**

Inclusions:

**Refrigerator, Stove, Hoodrange, Microwave, Dishwasher, Washer, Dryer, All Existing Window Coverings, A/C unit, White Detached Shed, Grey Detached Shed, Fridge In Basement, car tent**

Property Listed By:

**EXP REALTY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**









